




PLANNING COMMISSION AGENDA

Thursday, March 17, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

6:00 PM - Work Meeting: *(Front Conference Room)*

-  Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. General Business:

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **March 3, 2016**

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

- 2.1 **11C16** – Moser – 14324 S Herriman View Way – Conditional Use for a Secondary Unit (basement apartment) – Zone: A-.25 – Acres: 0.34
- 2.2 **15C16** – Farmer – 14312 S Herriman View Way – Request for a Special Exception to the Side Yard Setback – Zone: A-.25 – Acres: 0.36
- 2.3 **38C14-05** – Miller Crossing– 12200 S 5100 W – Review and Approval of Proposed Building Elevations for Miller Crossing Pod 5 – Zone: R-2-10 – Acres: 13.87 – Units: 67
- 2.4 **09S16** – Edge Homes – 4300 W 14500 S – Proposed Subdivision of 210 Condominium Units – Zone: MU-2 – Acres: 9.52 (**Public Hearing**)
- 2.5 **56C07-13** – Edge Homes – 4300 W 14500 S – Final PUD Approval for 210 Condominium Units – Zone: MU-2 – Acres: 9.52 – Units: 210

3. Legislative Items:

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 3.1 **06Z16** – Herriman City – Proposed Text Change to the A-.25 zone Regarding Density (**Public Hearing**)

3.2 **07Z16 – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding Open Space Requirements in a PUD (Public Hearing)**

4. **New Items of Subsequent Consideration:**

5. **Future Meetings:**

- 5.1 City Council Meeting – Wednesday, **March 23, 2016 @ 7:00 PM**
- 5.2 Joint City Council & Planning Commission Work Meeting – Thursday, **March 31, 2016 @ 6:00 PM**
- 5.3 Planning Commission Meeting – Thursday, **April 7, 2016 @ 7:00 PM**

6. **ADJOURNMENT:**

- ✚ In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.
- ✚ ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.
- ✚ PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmn/index.html> and on Herriman City's website www.herriman.org.

Dated and Posted this 10th day of March, 2016

**Cindy Quick, CMC
Deputy Recorder**



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, March 3, 2016

Waiting Formal Approval

6:31:23 PM **6:30 PM - Work Meeting:** *(Front Conference Room)*

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
John Brems, City Attorney

6:31:34 PM Chair Clint Smith briefly reported on item 2.5 – Rosecrest Communities – applicant has withdrawn the application. Assistant City Manager, Gordon Haight briefly explained that the applicant was going to bring in a traffic study but it was never provided. The applicant then realized the error and pulled the application. Chair Smith reported that several emails were received due to a Facebook post and inaccurate comments made. There is a conflict with what the application proposed, as was noted in the staff report, and what was agreed to in the development agreement. The applicant needs to provide a traffic study and hash out the development agreement with council before they present before the commission.

6:34:24 PM Assistant City Manager, Gordon Haight reported on the area by the Community College and REAL project. A property trade was discussed and the property will need to be rezoned to C-2. Chair Smith stated that the intent was that the community college parking lot would be used during the day however, it could be used for REAL events in the evening that generally don't conflict with the school. Planner McCarty added that a commercial area will also be adjusted. The rezone will be brought back to the commission if/when it all gets worked out.

6:37:07 PM City Planner, Bryn McCarty reported that Jordan Valley Water Conservancy District will be building a big new tank which will expand their existing use.

6:37:07 PM Review of Agenda Items

2.1 & 2.2 – Clayton Homes – applicant submitted new pictures of a project providing a great visual for the project they are proposing. Chair Clint Smith asked about the width of Miller Crossing Road and whether or not on street parking is allowed. The response was 66 feet and that on street parking is not allowed. Chair Smith offered the opinion that it didn't make sense to him to have a six foot fence around the development. He briefly described a fence at the Villas and suggested that they continue that same look for this subdivision. The applicant suggested pushing back the units that front the main road. Chair Smith spoke about the parking ordinance and explained that the applicant currently exceeds the parking requirement. He suggested that if there is an issue with the parking in the development that the ordinance should be addressed not require the applicant to provide more parking then the current ordinance requires. Commissioner Adam Jacobson mentioned that the provided drawing made the parking much more clear. The applicant showed plans and suggested that they push back the buildings and showed the original plan with an alley design. He noted that it would create a park feel off of Miller Drive. He pointed out the parking in the area. Commissioner Chris Berbert and Blayde Hamilton suggested having at least 20 feet in the front of the units along the main road.

2.3 – GSBS Architects – Conditional Use for City Hall.

2.4 – Mittelstaedt – Gina Road is not paved and not public. A subdivision would require a paved public road. The applicant is asking for an exception. The commission would be making a recommendation to the city council for that exception. The applicant has not been able to figure out a way to get the road paved. The applicant would be happy to pay for a fee in lieu for the frontage. The commission would need to provide a specific reason for granting the exception.

2.6 & 2.7 – Rosecrest Communities – Pod 30 for subdivision and PUD, 66 family lots. Trail access was briefly discussed.

Items on for public Hearing were quickly outlined.

Meeting adjourned 6:59:31 PM



7:04:16 PM

7:00 PM - Regular Planning Commission Meeting:

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Cindy Quick, Deputy Recorder
Blake Thomas, City Engineer
John Brems, City Attorney

1. **General Business:**

Welcome

Chair Clint Smith welcomed those in attendance.

- 1.1 7:04:48 PM Invocation and Pledge
Joseph Mittelstaedt offered the invocation and Roger Dalton led us in the pledge.
- 1.2 7:05:51 PM Roll call:
Full Quorum, Jessica Morton and Wade Thompson absent
- 1.3 7:05:59 PM Approval of Minutes for: **February 18, 2016**
Commissioner Robyn Shakespear **MOVED** to approve the minutes for February 18, 2016.
Commissioner Jeramy Burkinshaw **SECONDED** the motion.
The voting was unanimous.
- Vote passed.
Motion carried.

2. **Administrative Items:**

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

Chair Clint Smith reviewed the public comment and procedure policy and announced that item 2.5 had been withdrawn by the applicant. He mentioned that more information was still needed and there was a conflict to the development agreement. He briefly explained the process of how agenda items get on the agenda. He noted that when the application had been submitted staff knew that additional information was still needed and the public hearing would need to be held to obtain further information. However, the item was withdrawn by the applicant and he encouraged those present to watch future agendas for further notification.

Chair Smith took opportunity to address statements made on social media. It was his hope that when statements are made on social media that the information posted is accurate and complete; both by those who posted it and by those reading the posts. He took offence to recent comments made about the planning commission not taking their job seriously. He reported that the statement was absolutely false. Those on the planning commission are dedicated and care about the community. They take their jobs seriously. He restated that the commission welcomes public comment and wanted to make sure that together we build a vibrant community. That cannot be accomplished through misinformation and attacks to those who make sure that the process is being met.

David Watts approached the commission and questioned whether or not the public hearing still needed to be held on the item that was withdrawn. Chair Smith again stated that the item had been withdrawn by the applicant and there would be no public hearing. Mr. Watts questioned him a few times and Chair Smith reiterated the same response.

- 2.1 7:15:03 PM **02S16** – Clayton Homes, Inc – 5500 W 12100 S – Proposed Subdivision of 99 Townhomes – Zone: R-2-10 – Acres: 8.91 – Units: 99
(Public hearing was held on January 21, 2016)

Chair Smith mentioned that item 2.1 and 2.2 would be discussed together.

City Planner, Bryn McCarty oriented the commission with a layout of the development noting that past concerns were fencing and parking. The fencing for Midas Creek Villas was shown. Pictures of a similar product were shown and the alleys, garages, fencing and setbacks were noted.

John Clayton (applicant), 1623 E Woodcrest Dr, SLC, would prefer not to match the fence from the Villas. He'd like to have a different style. He'd be glad to put in a fence he would just like a different style.

City Planner, Bryn McCarty pointed out requirement number five for setbacks and a requirement for the fence along Main Street, adding that there was no requirement for fencing across Miller Crossing. She felt that the style was up to the applicant.

Commissioner Jeremy Burkinshaw asked the applicant how he felt about a three foot fence. Mr. Clayton responded that the Villa fence style was the style of that development. He would prefer his development to have a different fence style. He offered a few options and reported wanting consistency through the entire development.

Commissioner Blayde Hamilton questioned the setbacks for units labeled C, D and E. He would prefer the setbacks to be at least 20 feet. The applicant felt that 20 foot setbacks could be accommodated. A discussion about different options took place amongst commission and applicant. No fencing requirement along the trail and along Main Street.

Further discussion amongst the planning commission regarding fencing took place. It was reported that the homes in the development would be for sale and that there would not be fencing allowed inside the development. The parking concerns had been addressed and the main concern was setbacks and fencing along Miller Crossing.

City Planner, McCarty noted that the requirements for brick or stone on front elevations would also be required for any side or rear that is visible from the street.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 7:31:26 PM **38C14-03** – Clayton Homes, Inc – 5500 W 12100 S – Final PUD Approval for 99 Townhomes – Zone: R-2-10 – Acres: 8.91 – Units: 99 (Continued from January 21, 2016)

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations with the setbacks to be 20 feet.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.3 7:32:35 PM **10C16** – GSBS Architects – 5373 W Herriman Main Street – Conditional

Use Approval for a Proposed City Hall – Zone: MU-2 – Acres: 14.82

City Planner, Bryn McCarty oriented the commission with an aerial map, rendering and site plan. The applicant was not present.

Mayor Carmen Freeman was asked if he would like to add any additional comments. The response was that City Manager, Brett Geo. Wood had met with GSBS on a weekly basis and felt confident that it was what the city would like to see.

Chair Clint Smith stated that the commission had been involved in the process and part of combined meetings. This was something the city was looking forward to.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff requirements.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

*2.4 7:36:06 PM **08S16 – Mittelstaedt – 7083 W Gina Road – Proposed 1 lot subdivision – Zone: A-1 – Acres: 1 (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with an aerial map for the location. She explained that the road is not paved and was not dedicated as a public right-of-way. The subdivision ordinance requires that the subdivision connect to a paved road, curb, gutter and sidewalk. The city has tried to help pave the road and work on improvements but some property owners have not wanted the road paved or improvements made. The city cannot approve the subdivision when it doesn't meet the ordinance, therefore, the applicant is asking for an exception. If there is an exception that exists planning commission members would then recommend to the city council that they grant the exception. She pointed out other areas where the decision would set precedence.

Joseph Mittelstaedt (applicant), 1969 S. West Temple, purchased the property in December and met with many of the neighbors. He reported that the neighbors are not interested in paving the road. He would like to build on the lot without paving the road. He would, however, provide a payment in lieu to pave the road in the future. He mentioned that he has also met with City Council Members and the City Planner. He would really appreciate an exception. He noted that he has realized that he bought the property with false pretenses from the real estate agent.

7:41:46 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Scott Robison, 13756 S. Arie Cir, does not have an objection to a half acre subdivision but his biggest concern is how access would be handled for the back lot, closest to his property. The commission quickly responded that the proposal was for a one acre lot. The applicant would not be subdividing the lot.

7:44:41 PM Chair Smith closed the public hearing.

Chair Smith turned the time over to the commission for further discussion and possible recommendation. Commissioner Blayde Hamilton and Adam Jacobson mentioned being fine with the proposal and that it would be consistent with the area. Commissioner Jeremy Burkinshaw explained that it doesn't meet the ordinance. He doesn't have problems with this particular proposal but it would set precedence for other areas of the city. Commissioner Adam Jacobson asked to know when the plan was Quit Claimed; the thought was that if someone else, before the applicant, made the decision with the county to subdivide the land, it may force the commission to approve the lot. He doesn't have an issue with the proposal. City Planner, Bryn McCarty responded that the lot was not created last year, however, she was unaware when it showed up on County Records. Commissioner Blayde Hamilton asked Commissioner Burkinshaw to elaborate his concern. Commissioner Burkinshaw pointed out areas where it could create a problem for the city. Chair Smith expressed that the situation was unfortunate and suggested that the fix would be to get right-of-way dedications and pave the road. Commissioner Adam Jacobson would like to see research done to find out when the lot was legally subdivided, it could provide different circumstances. City Planner, McCarty made a fast search on the county website and discovered that the first time the parcel showed up on County Records was in 1992 and was annexed in 2009.

Commissioner Jeremy Burkinshaw **MOVED** to recommend to the city council that we deny the request.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	No
Commissioner Adam Jacobson	No

Vote failed.

Motion rejected.

Commissioner Adam Jacobson **MOVED** to recommend to the city council approval of the item with the requirement to dedicate the land and provide the appropriate fee in lieu of their portion of that roadway.

Commissioner Chris Berbert **SECONDED** the motion.

Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	No
Commissioner Jeremy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried

- 2.5 7:56:25 PM **06S16** – Rosecrest Communities, LLC – 4700 W Juniper Crest Road – Proposed Subdivision for a Public Right of Way Dedication – Zone: R-2-15 – Acres: 8.91 (Public Hearing)

Chair Clint Smith reminded those present that the item was withdrawn.

- 2.6 7:56:34 PM **07S16** – Rosecrest Communities, LLC – 4700 W Juniper Crest Road – Proposed Subdivision of 66 Single Family Lots – Zone: R-1-15 – Acres: 19.27 – Units: 66 (Public Hearing)

Chair Clint Smith explained that item 2.6 and 2.7 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, overall plan and site plan.

Matt Watson (applicant), Rosecrest Communities, oriented the commission with the location of the proposal. Pod 30 would be adjacent to Plat Z and east of Plat S. He reviewed total overall numbers, reporting that Rosecrest East Herriman PUD had been approved for 4,719. To date, 572 single family lots and 614 multi-family units have been built, for a total of 1,186 units. That leaves 3,533 remaining units to be built. The proposal was for 66 single family lots leaving the remaining total to 3,467. A table illustrating the open space amounts was shown. The site plan was presented and the lot sizes were described. The same elevations will not be allowed next to each other in this development. Existing trail systems were described. An HOA buffer was illustrated. Setbacks are 19 feet to the front 15 feet to the rear.

Commissioner Adam Jacobson asked whether or not Plat S would have private roads, the response was that it would have private roads. He asked where Juniper Crest would end. It was pointed out on the site plan.

8:04:22 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

David Watts, 14461 S Windom Rd, announced that he believed that the commission was out of order for not hearing item 2.5. He didn't have a problem with the layout of the pod however, he felt concerned that there wasn't any available open space for the residents or in the near vicinity. He was also concerned about access because Juniper Crest road was not yet built and was not approved. He felt that it needed to be addressed before the development was approved.

8:06:49 PM Chair Smith closed the public hearing.

Mr. Watson responded that they would be required to work with staff to meet all engineering approvals. He stated that even if the road was not approved he could still move forward and make changes. The right-of-way would only add 13 feet to the side of the road and it wouldn't affect the subdivision.

Chair Clint Smith turned time to the commission for further discussion and possible action on the two items. Commissioner Adam Jacobson felt that they should wait until the road was looked at. Commissioner Chris Berbert agreed and stated that staff requirements would require the applicant to provide a traffic impact study and agreed that was what was needed. Commissioner Jeremy Burkinshaw felt that the proposal was a little ahead of the horse and the Juniper Crest Road issue should be solved to see how the subdivision layouts out and how the subdivision next to it will layout. Commissioner Robyn Shakespear and Blayde Hamilton agreed with Commissioner Burkinshaw.

Commissioner Jeremy Burkinshaw **MOVED** to continue the item without date.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.7 8:10:00 PM **56C07-12** – Rosecrest Communities, LLC – 4700 W Juniper Crest Road – Final PUD Approval for 66 Single Family Lots – Zone: R-1-15 – Acres: 19.27 – Units: 66

Commissioner Jeramy Burkinshaw **MOVED** to continue the item without date.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Jeramy Burkinshaw Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

3. 8:10:38 PM **New Items of Subsequent Consideration:**

Commissioner Adam Jacobson requested that the parking ordinance be on the upcoming agenda. City Planner, Bryn McCarty reminded him that current development agreements in place would not be affected by the change and responded that she would move the parking ordinance to the top of the list. Mayor Carmen Freeman commented that it could be added to the topics for the next joint meeting on March 31, 2016.

4. **Future Meetings:**

4.1 City Council Meeting – Wednesday, **March 9, 2016 @ 7:00 PM**

Chair Smith reported that the regular City Council meeting had been cancelled and that they would only have a work meeting at 5:00pm.

4.2 Planning Commission Meeting – Thursday, **March 17, 2016 @ 7:00 PM**

City Planner McCarty reported a Joint Meeting to be held on March 31, 2016 at 6:00pm

5. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Adam **MOVED** to adjourn the meeting and Commissioner Chris Berbert **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 8:13:00 PM.

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 3, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder



Date of Meeting: 03/17/16	
File #	11C16
Applicant	Moser
Address	14324 S Herriman View Way
Request	Proposed Secondary Unit (Basement Apartment)

Request for 11C16 – Meeting Date 3/17/2016

Jeremy Moser is requesting a secondary unit within the home.

Site

The parcel is located at 14324 S Herriman View Way.

Zoning

The site is zoned A-.25.

Ordinance

SECONDARY UNIT WITHIN A SINGLE-FAMILY HOUSE: A living unit that is smaller than the main dwelling unit and situated within the main dwelling. One of the occupants of the dwelling must own the dwelling as their primary residence and the dwelling must maintain an appearance of a single-family dwelling.

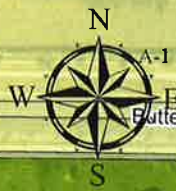
Secondary unit within a single-family house. One parking stall must be provided for the unit.

Recommendation

The Staff recommends approval with the following requirements:

Requirements

1. Owner must live in the home.
2. If the tenant has a vehicle, off street parking must be available.
3. Living unit must be smaller than the main dwelling unit.
4. Home must maintain the appearance of a single family dwelling.



Butterfield Park Way

Trailside Rd

School House Cir

Bailey Hill Way

Trailview Way

Round Rock Dr

Heavy Cloud Cir

Cabin Trail Way

R-1-15

Potterstone Cir

Herriman View Way

Muirwood Cir

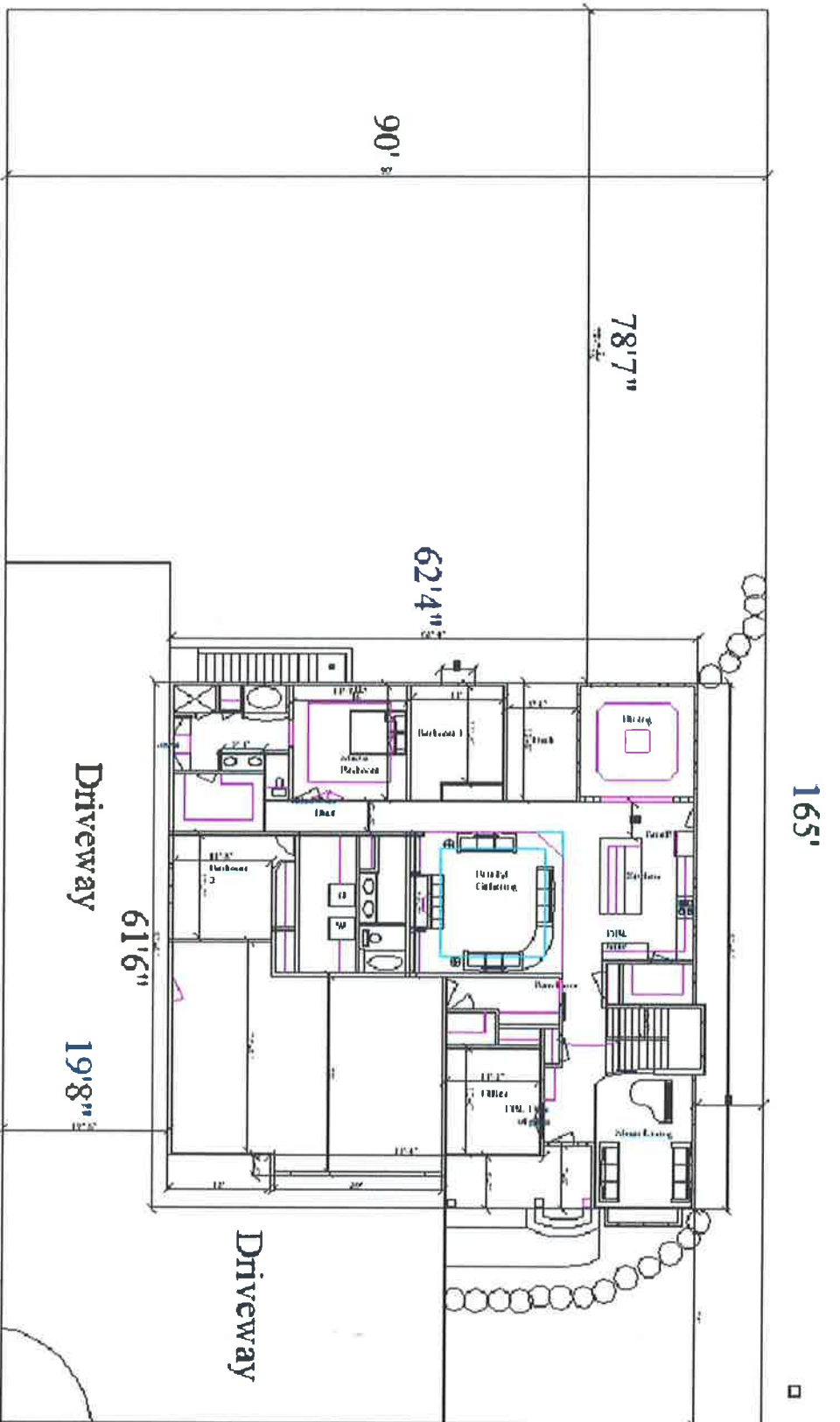
Fort Pierce Way

Herriman View Cy

Proposed Secondary Unit
File Number 11C16



HILLSIDE OVERLAY





Date of Meeting: 03/17/16	
File #	15C16
Applicant	Farmer
Address	14312 S Herriman View Way
Request	Request for Special Exception to the side yard setback

Request for 15C16 – Meeting Date 3/17/2016

Kristen Farmer is requesting an exception to the side yard setback.

Site

The parcel is located at 14312 S Herriman View Way and contains 0.36 acres.

Zoning

The site is zoned A-.25.

Background

The Planning Commission may grant a special exception to the minimum rear or side yard setback in the R and A zones if they find the following to be true:

- A. There is a unique situation with the shape of the lot.
- B. The lot has slope that is difficult to design a house that meets the required rear yard setback.
- C. The lot was in existence at the time this section in the ordinance was passed.
- D. The lot is on the corner of two (2) public streets.

In no case shall the planning commission approve a rear yard setback less than twelve feet (12'); and in no case shall the planning commission approve a side yard setback less than five feet (5').

Issues

This property is a corner lot. The home has a side entry garage. They are requesting to reduce the side yard on the corner from the required 20 feet down to 15 feet. The reduction is for a covered patio area on the front of the house. The rest of the home will meet the 20 foot setback.

Recommendation

Staff recommends approval with the following requirements:

Requirements

1. Meet with the Development Services Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Corner setback approved at 15 feet for the covered patio. The rest of the house shall meet the 20 foot setback.



Butterfield Park Way

Trailside Rd

School House Cir

View Way

Emmeline Dr

Round Rock Dr

Cloud Cir

Proposed Special Exception
File Number 15C16

R-1-18

Cabin Trail Way

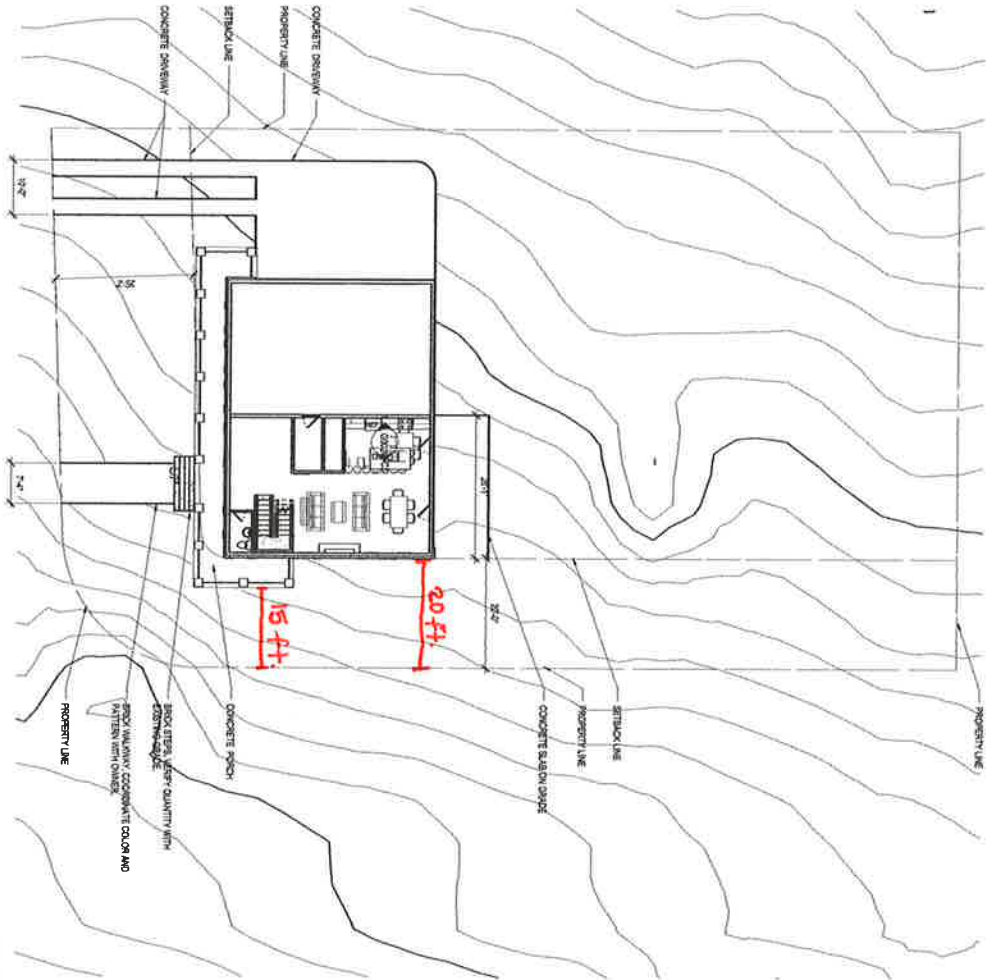
Potterstone Cir

Muirwood Cir

Herriman View Way

A-25

12 ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



GENERAL NOTES

- COORDINATE SITE PLAN WITH LANDSCAPE SITE PLAN, REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- REFER TO GEOTECH REPORT FOR SOIL CONDITIONS AND RECOMMENDATION OF SOILS FOR CONSTRUCTION.
- EXISTING AND PROPOSED ARE SHOWN FOR REFERENCE ONLY.

<p>FARMER'S HOUSE DESIGN 14312 South Heriman View Way (6020 West) Lot #419 Heriman Utah 84096 801-810-5042</p>		
<p>FARMER'S HOUSE DESIGN ARCHITECTURAL SITE PLAN</p>		
<p>Project Number: 1431021 Date: 9 FEBRUARY 2014 Drawn By: J.T. Checked By: J.T.</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>AS101</p>



Date of Meeting: 03/17/16	
File #	38C14-05
Applicant	Miller Crossing
Address	12200 S 5100 W
Request	Review of Proposed Elevations for Miller Crossing Pod 5

FAIRMONT

CRAFTSMAN (B)



TRADITIONAL (A)




BRIGHTON HOMES

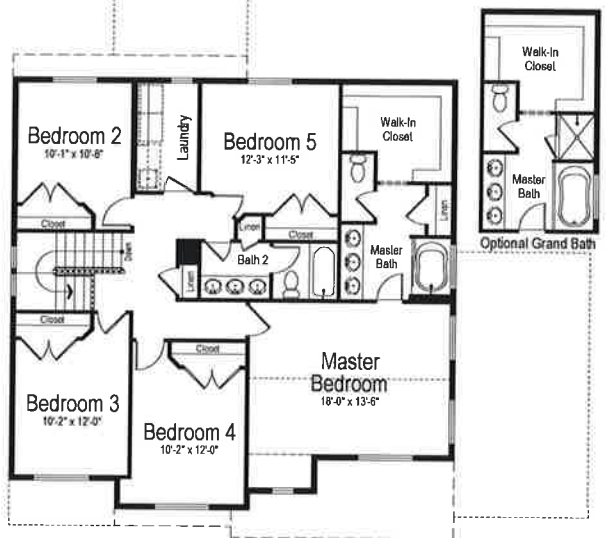
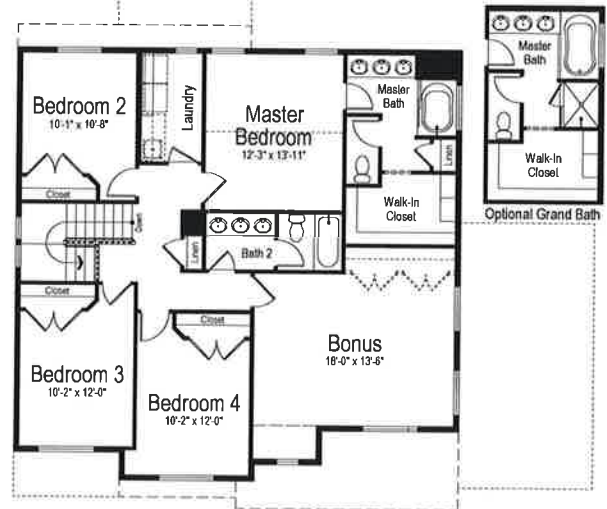
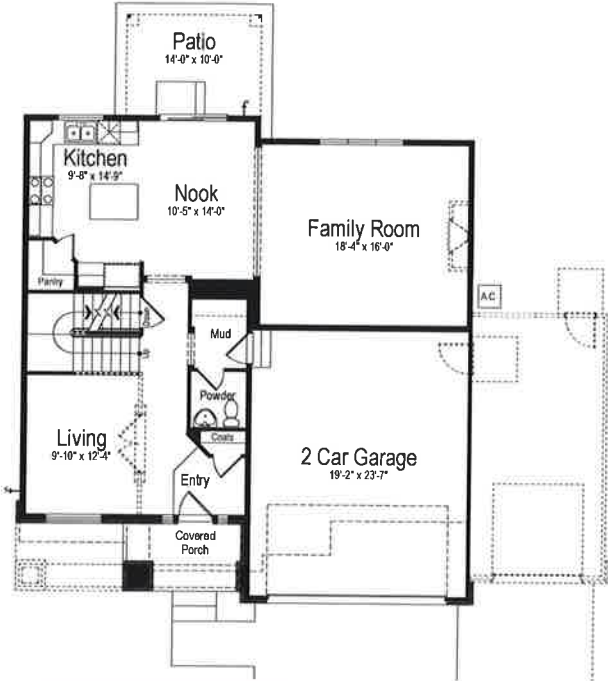
www.brightonhomes-utah.com

Sales: (801)-299-1700



Disclaimer: Actual models may differ from the images shown here. Optional items not included in base price may be shown. Speak with a Brighton Homes Representative for additional information. Areas and dimensions are approximate.

FAIRMONT



Second Level Floor Plan

Finished Square Feet:	2477
Total Square Feet:	3607
Bedrooms:	4 - 7
Bathrooms:	2.5 - 3.5
Garage:	2 Car With Option of 3rd
Levels:	2 Floor + Basement

BRIGHTON HOMES

www.brightonhomes-utah.com

Sales: (801)-299-1700



Disclaimer: Actual models may differ from the images shown here. Optional items not included in base price may be shown. Speak with a Brighton Homes Representative for additional information. Areas and dimensions are approximate.

HAMPSHIRE

CRAFTSMAN (B)



TRADITIONAL (A)




BRIGHTON HOMES

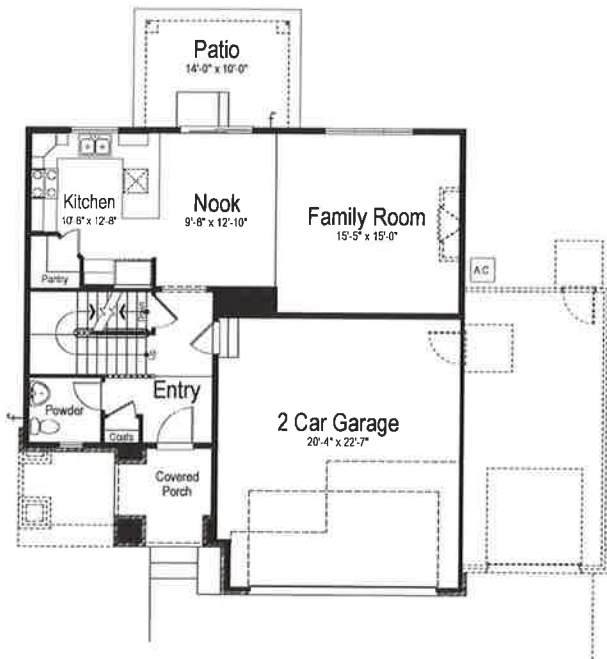
www.brightonhomes-utah.com

Sales: (801)-299-1700



Disclaimer: Actual models may differ from the images shown here. Optional items not included in base price may be shown. Speak with a Brighton Homes Representative for additional information. Areas and dimensions are approximate.

HAMPSHIRE



Finished Square Feet: 1850
 Total Square Feet: 2543
 Bedrooms: 4-5
 Bathrooms: 2.5 - 3.5
 Garage: 2 Car With Optional 3rd
 Levels: 2 Floors + Basement

Main Level Floor Plan



Second Level Floor Plan



Basement Floor Plan

BRIGHTON HOMES

www.brightonhomes-utah.com

Sales: (801)-299-1700



Disclaimer: Actual models may differ from the images shown here. Optional items not included in base price may be shown. Speak with a Brighton Homes Representative for additional information. Areas and dimensions are approximate.

HAMPTON

TRADITIONAL (A)



CRAFTSMAN (B)



COASTAL (C)




BRIGHTON HOMES

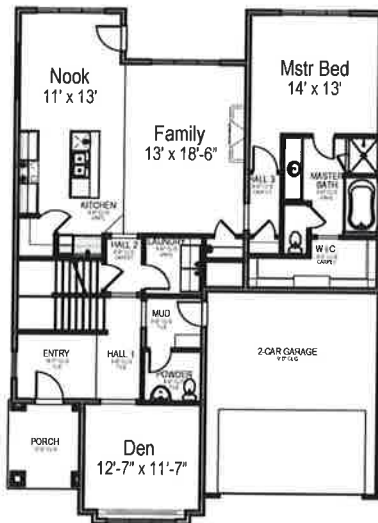
www.brightonhomes-utah.com

Sales: (801)-299-1700

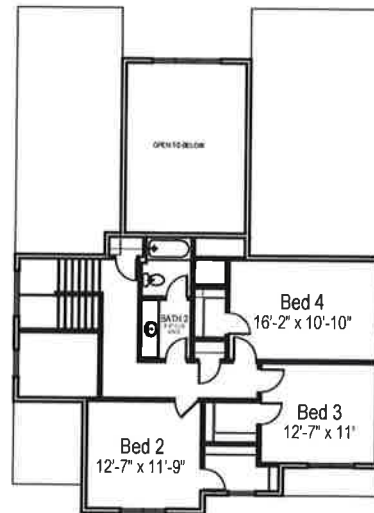


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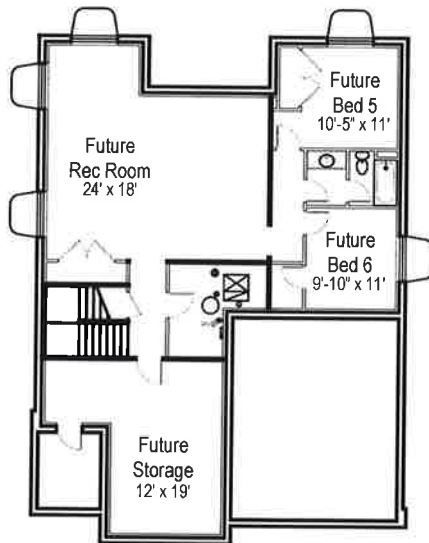
HAMPTON



Main Level Floor Plan



Second Level Floor Plan



Basement Floor Plan

Finished Square Feet:	2,439
Total Square Feet :	4,096
Bedrooms:	4 - 6
Bathrooms:	2.5 - 3.5
Garage:	2 Car optional 3 Car
Levels:	1 Floor + Basement


BRIGHTON HOMES

www.brightonhomes-utah.com

Sales: (801)-299-1700



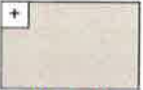
Disclaimer: Actual models may differ from the images shown here. Optional items not included in base price may be shown. Speak with a Brighton Homes Representative for additional information. Areas and dimensions are approximate.

JamesHardie Board

Arctic White	Sail Cloth
Traditional Red	Evening Blue
Mountain Sage	Monterey Taupe
Harris Cream	Countrylane Red
Timber Bark	Navajo Beige
Tuscan Gold	Cobble Stone
Sandstone Beige	Parkside Pine
Chestnut Brown	Kilaki Brown
Heathered Moss	Autumn Tan
Woodstock Brown	Boothbay Blue
Iron Gray	



Stucco

			
1 Max White	82 Base White	79 Mist	64 Lunar
			
101 Super White	11505 FS	26 London Fog	77 Beach Sand
			
310 China White	104 Dover Sky	133 Driftwood	75 Chalk
			
89 Brilliant White	51 Natural	11403 FS	4 Manor
			
0 ST White	131 Gull Gray	11406 FS	112 Sandle Beige
			
102 White	76 Gray Sky	111 Prairie Clay	17 Sandlewood
			
85 Starbrite	70 Dusk	13 London White	9341 FS
			
86 Bright White	11504 FS	106 Pearl Ash	73 Truffle



Trim and Stone

Trim Color

Arctic White	Sail Cloth
Autumn Tan	Cobble Stone
Knaki Brown	Monterey Taupe
Sandstone Beige	Woodstock Brown
Timber Bark	Navajo Beige

Example Stone Options



WILLIAMSBURG



ELEVATION B



ELEVATION A


BRIGHTON HOMES

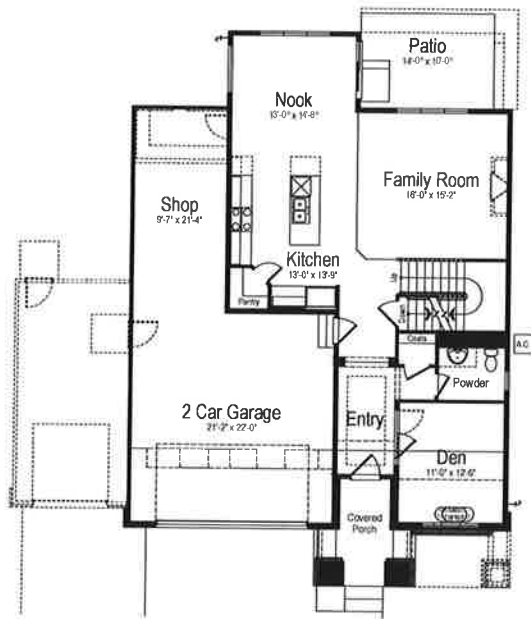
www.brightonhomes-utah.com

Sales: (801)-299-1700



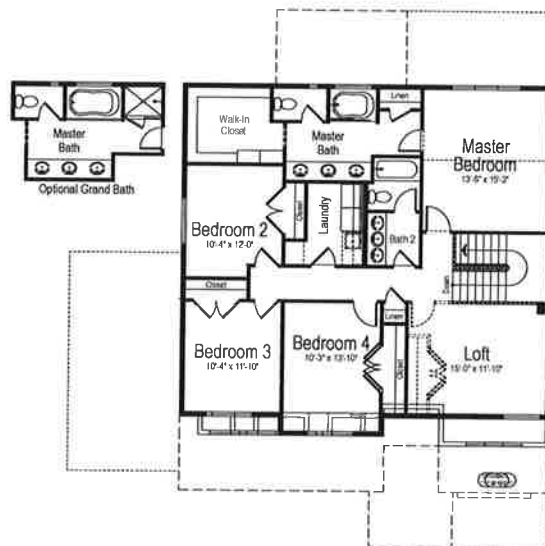
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WILLIAMSBURG

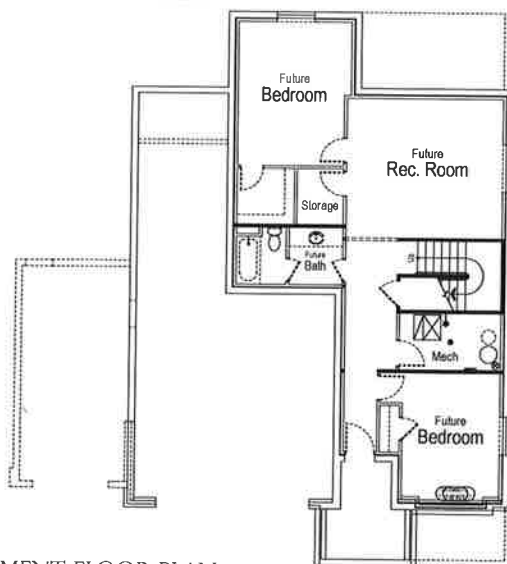


FIRST FLOOR PLAN

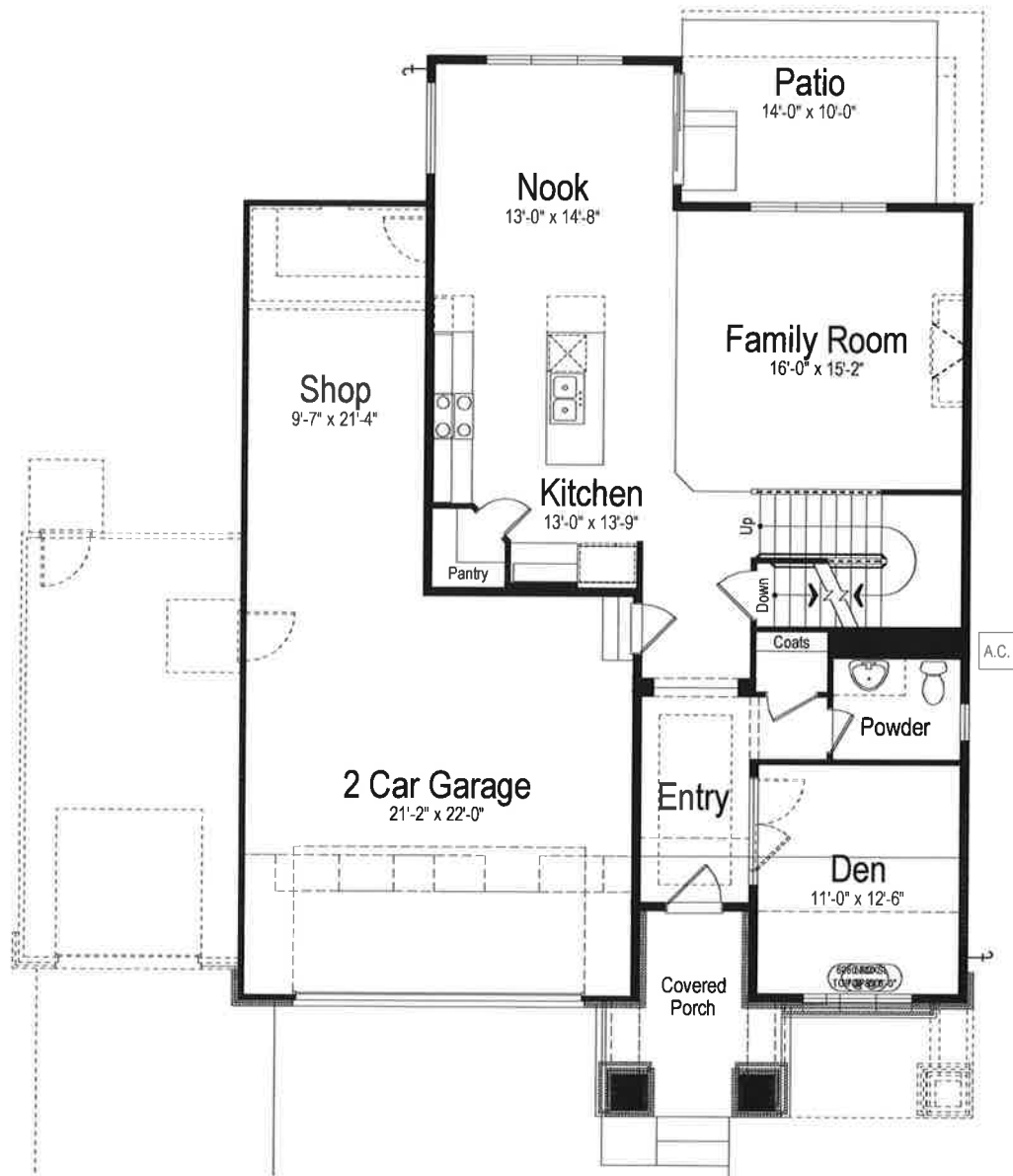
Finished Square Feet: 2527
 Total Square Feet: 3683
 Bedrooms: 4 - 7
 Bathrooms: 2.5 - 3.5
 Garage: 2 Car & Shop With Option of 3rd
 Levels: 2 Floors + Basement

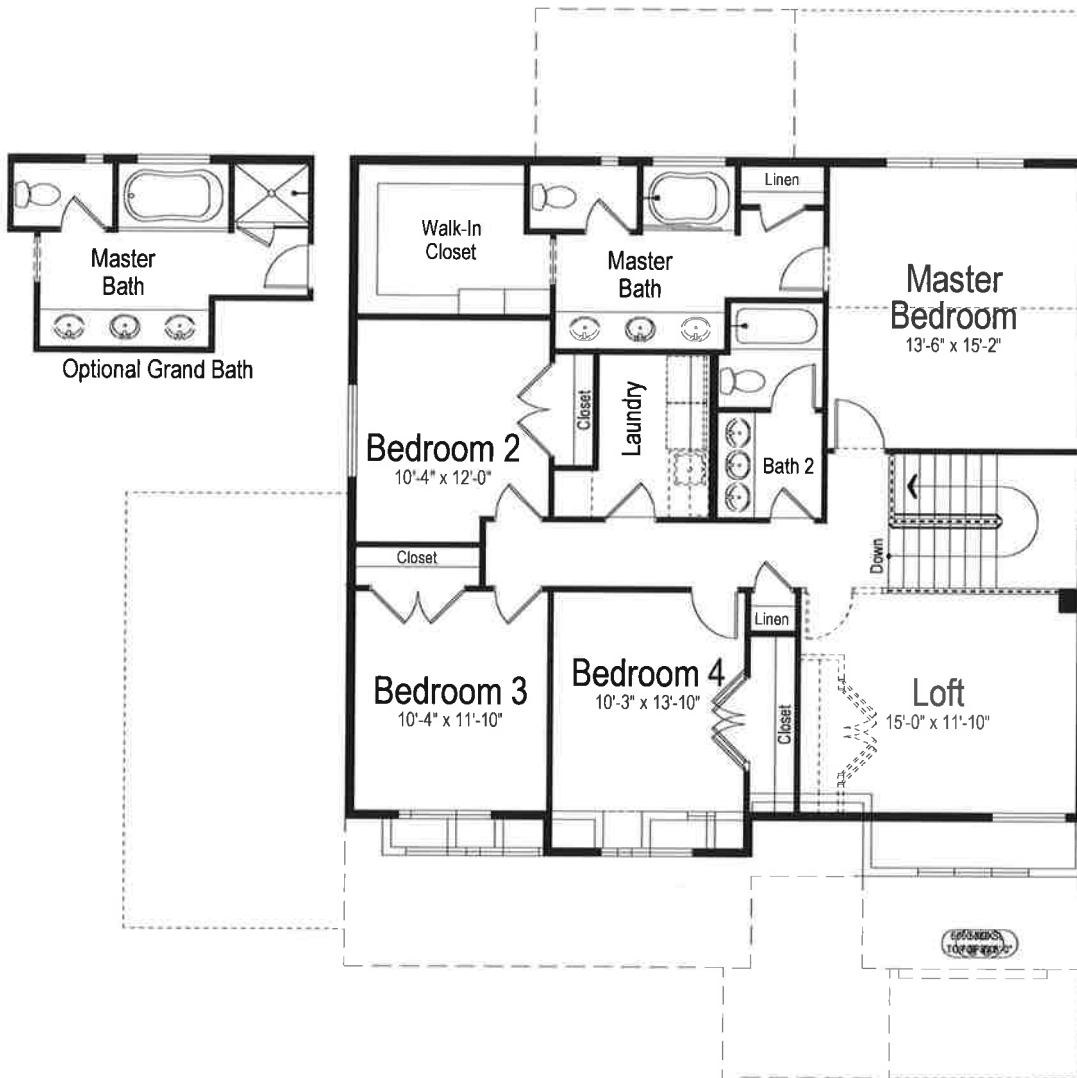


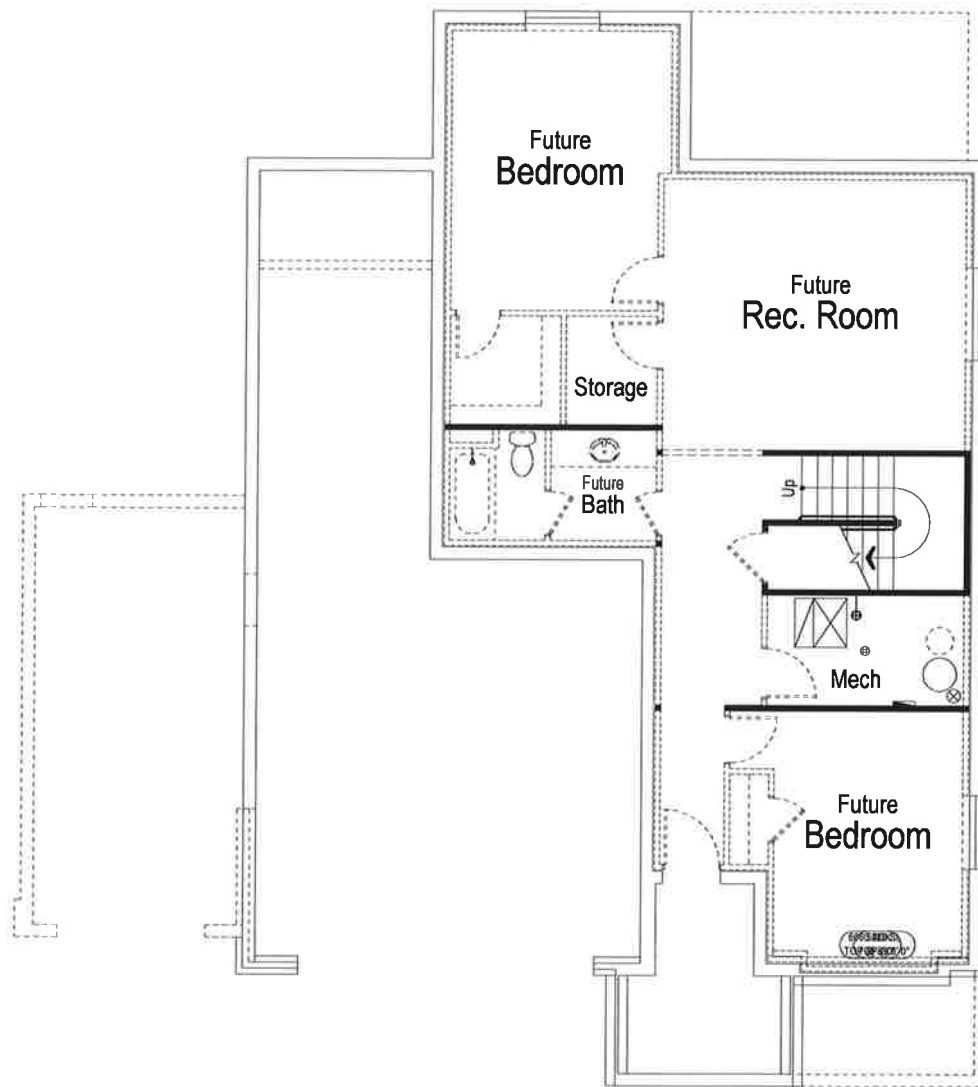
SECOND FLOOR PLAN



BASEMENT FLOOR PLAN









Date of Meeting: 03/17/16	
File #	09S16
Applicant	Edge Homes
Address	4300 W 14500 S
Request	Proposed Subdivision for 210 Unit Condominiums



Date of Meeting: 03/17/16	
File #	56C07-13
Applicant	Edge Homes
Address	4300 W 14500 S
Request	Final PUD Approval for 210 Unit Condominiums

Request for 09S16/56C07-13 - Meeting Date 3/17/2016

Edge Homes is asking for subdivision and final PUD approval of 210 condominium units.

Site

The parcel is located at approximately 4300 W 14500 S and contains 9.52 acres.

Zoning

The site is zoned MU-2.

Background

This property is pod 18 of the Rosecrest development. The entire PUD has received preliminary approval. Each pod has to come back for subdivision and final PUD approval.

Issues

This property is just west of the future Salt Lake Community College campus. This pod is shown as “medium cluster” on the approved Rosecrest PUD, with a density of 5.5-7.5 units per acre. The project is proposed at 22 units per acre. The units are planned to be condos, and will be “for sale”, not for rent. The applicant has submitted building elevations for review and approval.

The ordinance for the MU-2 states “No building or structure shall exceed forty five feet (45') in height, unless approved by the planning commission, but in no case over seventy five feet (75')”. Due to the grade on the site, some of the buildings will be 3 stories along the front, and 4 stories in the back. The applicant has indicated that the buildings will be approximately 56 feet tall at the highest point. The PC will need to approve this height.

The ordinance requires 2 parking spaces per unit. The proposed units each have a single car garage and a driveway. There are a few units which do not have an attached garage. They have a designated garage and parking spot elsewhere on the property. The plan also has 35 guest parking stalls. This totals 2.16 parking spaces per unit.

Recommendation

Staff recommends approval of the subdivision and final PUD for 210 condominium units and the following requirements:

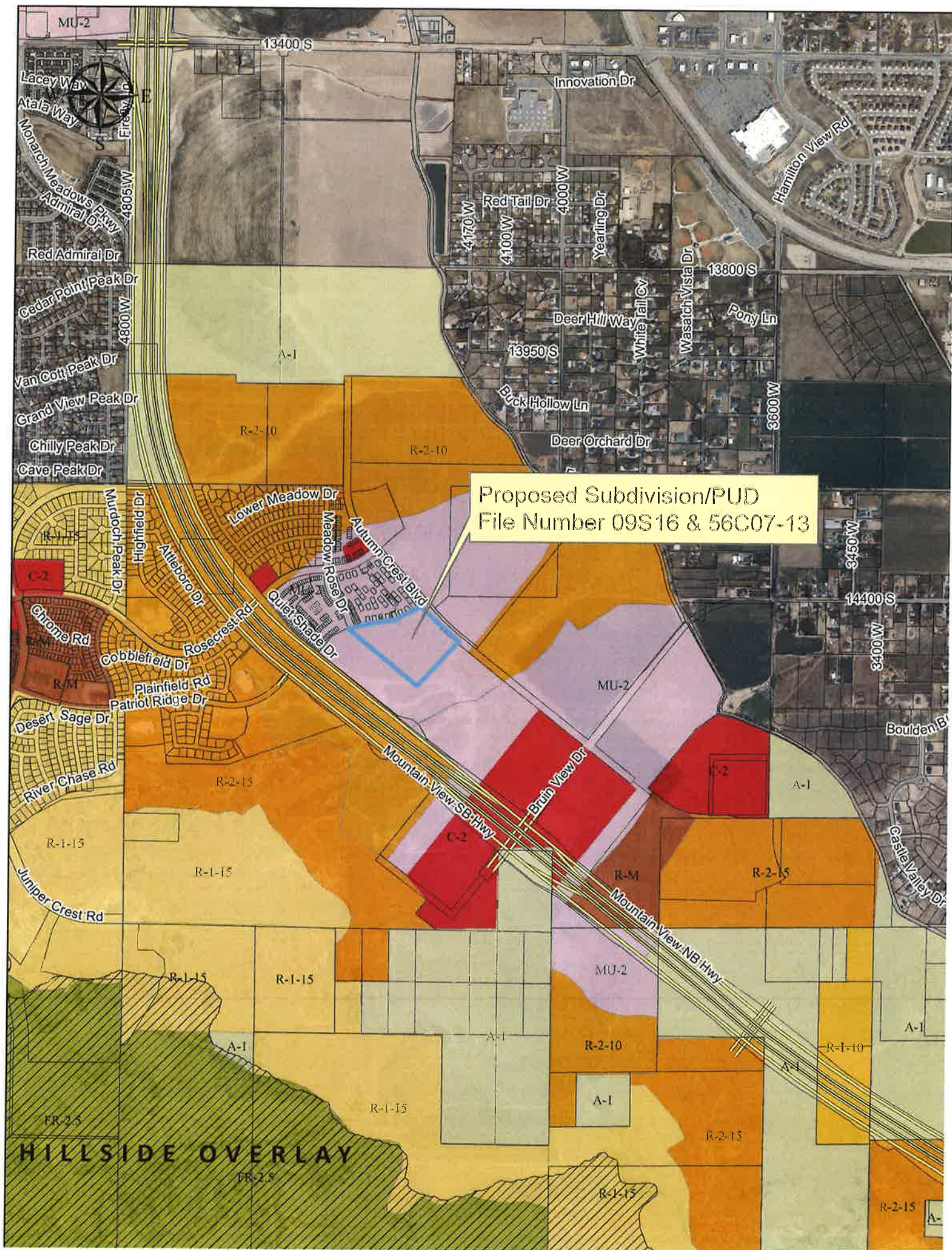
Subdivision Requirements

1. Meet with the Staff for review and final approval of the site plan.

2. Receive and agree to the recommendations from other agencies.
3. Construct Autumn Crest and Meadow Rose where it fronts this project
4. Install curb, gutter and sidewalk on all public streets.
5. The approval is for 210 condo units.
6. Complete a traffic impact study. Provide recommendation on alignment of access points with neighboring developments
7. Provide residential street lighting along Meadow Rose Blvd and arterial street lighting along Autumn Crest Blvd.
8. Provide "No Parking" signage along Autumn Crest.
9. All storm water must be retained either on-site or in a regional retention pond.
10. Provide asphalt paved connection to Juniper Canyon trail.

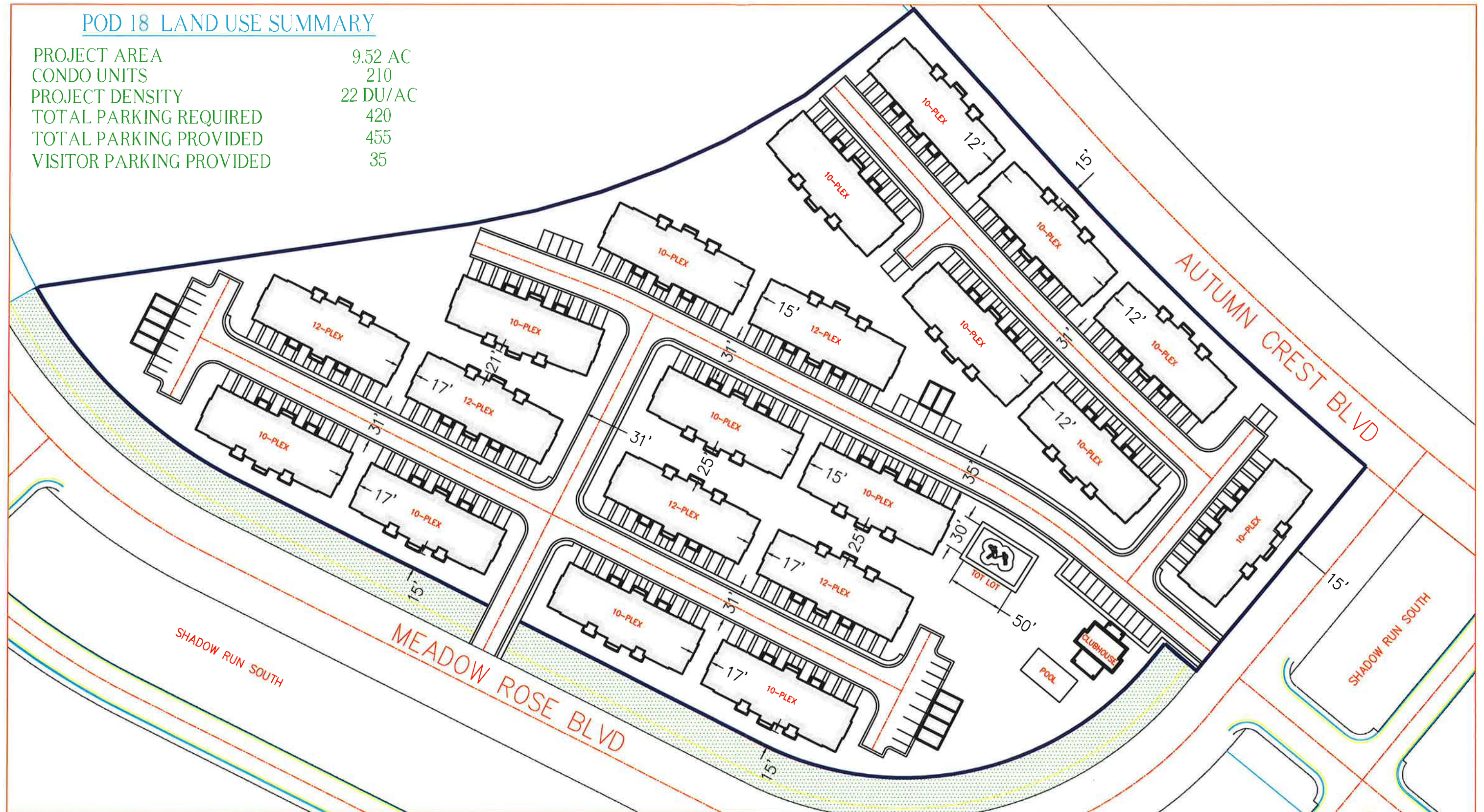
PUD Requirements

1. Receive and agree to the recommendations from other agencies.
2. Landscaping for the condos shall be installed by the builder and maintained by the HOA.
3. Building elevations to meet the approved Rosecrest design guidelines and receive ARC approval.
4. Building elevations and materials are approved as submitted, including the color palette shown.
5. The condo buildings should be setback at least 15 feet from any public street and have the following setbacks:
 - Front – 10 feet (18 feet to garage)
 - Side – 15 feet
 - Rear – 15 feet
6. Parking for the condos should include a garage and a driveway for each unit, and at least 35 guest parking spaces.
7. Install a 2-rail fence along Meadow Rose Drive, and Autumn Crest.
8. Install a 6 foot vinyl privacy fence along the north property line.
9. Maximum height of 56 feet.



POD 18 LAND USE SUMMARY

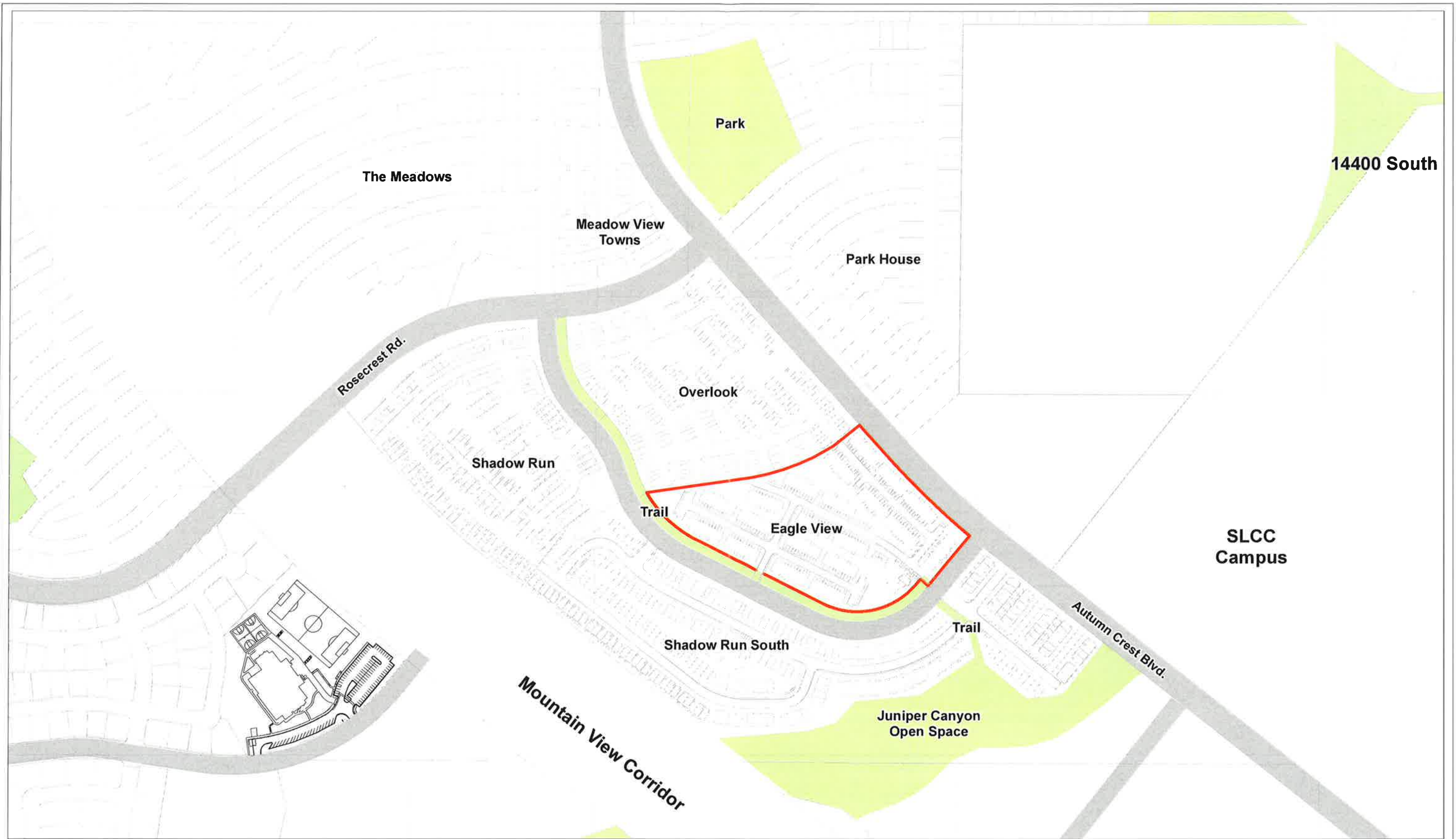
PROJECT AREA	9.52 AC
CONDO UNITS	210
PROJECT DENSITY	22 DU/AC
TOTAL PARKING REQUIRED	420
TOTAL PARKING PROVIDED	455
VISITOR PARKING PROVIDED	35



EAGLE VIEW (ROSECREST POD 18)
Pod 18 Concept (03.02.16)



SCALE: 1:100



Eagle View Vicinity Map (03.02.16)









Date of Meeting: 03/17/16	
File #	06Z16
Applicant	Herriman City
Address	
Request	Text change to the A-.25 Zone regarding density

Request for 06Z16 - Meeting Date 3/17/2016

Herriman City is asking for a text change to the A-.25 zone regarding density.

Background

The City approved density criteria in the A-.25 zone in 2015.

Issues

This ordinance was adopted several months ago and now needs some modifications to clarify the density criteria. One of the criteria allows additional density for combining separate parcels into one larger development. This needs to be clarified that only so much density will be granted with this criteria.

It is also being recommended to lower the maximum density allowed in the zone. The current ordinance allows up to 2.5 units per acre in a subdivision and 3.0 units per acre in a PUD. The text change proposes to lower the maximum density in a PUD to 2.8 units per acre.

Recommendation

Staff recommends approval of the text change to the A-.25 zone regarding density.

10-8A-9: DENSITY:

The baseline density in any residential development in the A-.25 zone shall be one and eight-tenths (1.8) lots per acre. A density bonus may be considered for projects which comply with the bonus density requirements of this section. The amount of density bonus shall be determined by the type of bonus density requirements and improvements incorporated in the development proposal as set forth in the following chart. For applicants requesting a density greater than the baseline density, the planning commission shall determine whether the applicant has complied with the necessary design components as set forth in the following chart and shall determine the resulting density. The additional units per acre allowed above the baseline density shall be determined by adding the density bonus points to the baseline density. This figure is the additional number of units per acre allowed above the baseline density. This number, when added to the baseline, will determine the total density per acre for the project. (Example: A subdivision develops a splash pad as part of their development. The resulting maximum density per acre is 2.1 lots per acre calculated by adding the 1.8 baseline density and the 0.3 density bonus points.) Provided, however, in no event shall the resulting density exceed two and one-half (2.5) lots per acre in a subdivision or ~~three (3.0)~~ two and eight-tenths (2.8) lots per acre in a planned unit development.

Bonus Density Requirements	Density Bonus Points
Dedicating and installing at least a 10 foot park strip behind the sidewalk adjacent to a collector or arterial road.	0.1 units per acre
Dedicating and installing a trail connection to an existing trail that provides an amenity for the residents of the proposed project.	0.1 units per acre
Dedicating and installing a trail that provides an amenity for the larger community and is designated in the parks master plan.	0.2 units per acre
Dedicating and installing infrastructure that is identified as a "system improvement" by the city.	0.2 units per acre
Combining 2 or more properties to create 1 larger project of at least 10 acres. The properties must be contiguous to each other.	0.05 units per acre for each 10 acres combined; <u>maximum of 0.2 units per acre for this category</u>
Providing $\frac{1}{2}$ acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones.	0.1 units per acre
In addition to providing $\frac{1}{2}$ acre lots adjacent to existing larger lots, developing at least 10 percent of the lots throughout the project as	0.1 units per acre

half acre lots.	
Developing a planned unit development of at least 15 acres and providing the required 20 percent open space and trail connections.	0.3 units per acre
Developing a planned unit development of at least 30 acres and providing the required 20 percent open space and trails designated in the parks master plan.	0.6 units per acre
In a subdivision providing a local park at least $\frac{1}{2}$ acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.	0.1 units per acre
In a subdivision providing a neighborhood park at least 1 acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.	0.2 units per acre
In a subdivision, providing a community park of at least 3 acres that includes a splash pad, skatepark, or other necessary facility as outlined in the parks master plan or upon approval of the city paying to the city a fee in lieu.	0.3 units per acre
Donating to the city a site for a public school, public buildings, or other public community facilities.	0.3 units per acre



Date of Meeting: 03/17/16	
File #	07Z16
Applicant	Herriman City
Address	
Request	Text change to the land use ordinance regarding open space requirements in a PUD

Request for 07Z16 - Meeting Date 3/17/2016

Herriman City is requesting a text change to the Open Space requirements in a PUD.

Background

The Planned Unit Development (PUD) ordinance requires all PUDs to provide at least 20 percent open space. It specifies that any open space that is unbuildable only counts 50 percent of the actual acreage. It also states that half of the open space must be in one contiguous parcel.

Issues

There are several benefits to a developer choosing to do a PUD instead of a subdivision. The developer gets greater flexibility with lot sizes and setbacks, and the City gains several acres of open space. The requirement for half of the open space to be in one contiguous parcel was intended to help the City acquire large parks with usable space. However, there have been several recent developments that have used the creeks and drainage areas to meet the "contiguous parcel"

is configured in a usable size and shape.

twenty five percent (25%)

not count as open space.

1. Open space may be provided in a location outside of the boundaries of the PUD, if the following requirements are met:

- a. The off-site open space must be located within Herriman City limits.
- b. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage or contamination, may only be counted at ~~fifty percent (50%)~~ twenty-five percent (25%) of the actual acreage to satisfy applicable open space requirements. Detention basins may only count as open space if they provide recreational amenities.
- c. The location and amenities of all the required open space shall be reviewed and approved by the planning commission as part of the PUD process.
- d. A portion of the open space may be required to remain within the boundaries of the PUD.

2. A fee in lieu of required open space may be provided if the following requirements are met:

- a. The amount of acreage that is required as open space shall be reviewed and approved by the planning commission as part of the PUD process.
- b. The fee in lieu of shall be determined by an appraised price per acre and the amount shall be approved by the city council.
- c. The fee shall be designated as parks funds and shall be used to purchase or improve property for parks in other areas of the city.
- d. A portion of the open space may be required to remain within the boundaries of the PUD.